



Town of Hilton Head Island  
**Planning Commission LMO Committee**

January 15, 2020 at 2:00 p.m. Regular Meeting  
Benjamin M. Racusin Council Chambers

## **MEETING MINUTES**

**Present from the Committee:** Chair Leslie McGowan, Vice Chair Todd Theodore, Michael Scanlon, Palmer E. Simmons

**Absent from the Committee:** None

**Present from the Planning Commission:** None

**Present from Town Council:** David Ames, Tamara Becker, Glenn Stanford

**Present from Town Staff:** Nicole Dixon, Development Review Administrator; Teri Lewis, Deputy Director of Community Development; Teresa Haley, Senior Administrative Assistant

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### **1. Call to Order**

Chair McGowan called the meeting to order at 2:00 p.m.

**2. FOIA Compliance** – Public notification of this meeting has been published, posted, and mailed in compliance with the South Carolina Freedom of Information Act and the Town of Hilton Head Island requirements.

### **3. Approval of Agenda**

The Committee approved the agenda by general consent.

### **4. Approval of Minutes** – Meeting of December 4, 2019

Vice Chairman Theodore moved to approve the minutes of the December 4, 2019 meeting. Mr. Scanlon seconded. The motion passed with a vote of 3-0-0.

*Mr. Simmons entered the meeting at this time following the vote.*

### **5. Appearance by Citizens on Items Unrelated to Today's Agenda**

Larry LaBanc presented concerns regarding soliciting occurring at the Coligny Circle area and a business on Pope Avenue with bright white signs saying "Official Visitors Center".

### **6. Unfinished Business**

#### **a. Discuss Resort Development (RD) zoning district standards**

Ms. Lewis presented the history of the Coligny Resort (CR) zoning district and the Bradley Circle area zoning. The Committee made comments and inquiries regarding the relationship between the CR district, the Bradley Circle area zoning, and their applicable overlay districts.

Ms. Dixon presented information regarding the Marriott Grande Ocean property and the Hilton Ocean Oaks Resort. The Committee made comments and inquiries regarding the difference between the RD and CR districts.

Chair McGowan asked for public comments and received the following: consider adding restrictions to the RD district through height, setbacks, mass, gross floor area (GFA), and other standards; concern for architectural elements exceeding maximum building height; concern for circulation in the Bradley Circle area.

The Committee had additional discussion related to: stepping back a building seems to work for the Forest Beach area, but not Bradley Circle; concern with applying the same standards to the Forest Beach area and Bradley Circle area; the relationship of all building components like height, mass, setbacks, GFA, and aesthetics; whether the Design Guide addresses or should be modified to address concerns regarding building mass and landscaping.

Following the discussion, the Committee asked if Staff would have a suggestion to incorporate a stepping down or de-massing design standards in the LMO. The Committee asked that one or two members of the Design Review Board attend a future meeting to have this discussion. Staff will follow up on the items discussed today.

## **7. Adjournment**

The meeting was adjourned at 2:51 p.m.

**Submitted by:** Teresa Haley, Secretary

**Approved:** February 19, 2020